



Surf Pines Breeze

Newsletter of the Surf Pines Association

October 2011 Vol. XVIII, No. 1

President's Comments



by Brian Radditz



Greetings from sunny Surf Pines where the tomatoes are ripening on the vines for the first time in three years. I hope all of you are enjoying the great weather as much as I am.

Surf Pines is such a wonderful place to live and has some great traditions such as the *Breeze*, the committee system and the member volunteers. The Surf Pines home owners association is a strong association that combines fiscal and managerial acuity. We are starting the new year with a new bookkeeper, Debbie Eddy, new administrator, Patrick Wingard and new attorney, Larry Popkin all are qualified and enthusiastic about their contributions to our continuing success. *(continued on page 6)*

Short Term Vacation Rentals in Surf Pines

by Judi Stewart



The topic of short term vacation rentals in our community has become a hot and provocative issue of late. This topic is not a new one. It has been thought about and dealt with among most of the beach communities on the North Coast for a long time. There was a comprehensive article in the Seaside Signal on August 25, 2011 which outlined various solutions that different coastal towns have put into effect. Most towns have instituted such things as vacation rental property applications and fees, permits and licenses, limitations on the number of rentals in a neighborhood, ordinances and inspections, and outright bans. Although some of these actions may not seem applicable to Surf Pines, it is interesting to learn how seriously the issue is being taken in our neighboring areas.

(editors note: For the Signal article do an internet search for: Seaside Signal Vacation Rentals Searching for Balance)

The Surf Pines Vacation Rental Committee (SPVRC) was formed at the request of the Board after the August 2011 Annual Meeting as a standing (permanent) committee of the Surf Pines Association. The purpose of the committee is to develop a policy for owners who rent their Surf Pines properties on a short term basis (less than thirty days), present that policy to the Board for approval and bylaw consideration, and then to enforce that policy. *(continued on page 6)*

Quick News

Real Estate

Let's take a look at Clatsop County as a whole for the period of June 2011 to today. There are 622 Active Home listings County Wide, this number may include a few from outside of our area, such as Manzanita, Nehalem etc. Specifically Astoria, Gearhart, Seaside, Warrenton/Hammond, and Cannon Beach. The active home listing breakdown is as follows:

Under \$100,000	17
\$100,000 to \$200,000	112
\$200,000 to \$300,000	143
\$300,000 to \$400,000	82
\$400,000 to \$500,000	56
\$500,000 to \$600,000	28
\$600,000 to \$700,000	21
\$700,000 to \$800,000	9
\$800,000 to \$900,000	7
\$900,000 to \$1,000,000	6
Above a Million	27

Of the areas 66 pending sales the majority of these are below \$300,000. 109 closed sales since June 1, 2011. Of the closed sales: 52 Astoria area, 28 Seaside area, 16 Warrenton/Hammond, 7 Gearhart, and 6 Cannon Beach. Surf Pines has one sale pending which is a lease option on Ocean, one closed lot sale on Ocean for \$125,000. There are currently 13 homes listed in Surf Pines from a low of \$339,900 to a high of \$1,350,000.

Fall is historically the busiest time in Real Estate. Sales have increased in the last three months; potential purchasers viewing homes has greatly increased and people are feeling a little better about our real estate market. Surf Pines is maintaining a good level of value. Interest rates are still at a historic low, and loans are easier to procure.

A Special Thanks to *Breeze* Contributors

Contributors not otherwise mentioned:

Karen Radditz, Patrick Kelley, Jim Cooper, Debra Hall

Security Corner



Sex, Speeding, Access Codes, and Dogs

by John and Carol Gates



Access Codes: Recently a local company in Seaside was using an owner access code, provided by the owner, to regularly use the privately-owned roads in Surf Pines and bypass the public route on HWY 101. The company, CRM, was regularly towing trailers through the neighborhood and in one case, a trailer detached from the hitch and separated from the vehicle. Fortunately, a resident, noticed this and subsequently, Security discovered the frequent, illegal use of the private roads, sometimes reportedly to drive vehicles with unsafe trailers. This is a strong example why we stress not giving out your personal codes.

Speeding: This remains a safety and security issue. Let me know if you pass this test. If you are driving at the 25 MPH limit or below, you should be able to gently decelerate just before the speed bumps and glide over them without applying your brakes. If you are using your brakes before the speed bumps, you are likely driving over the speed limit.

Loose Dogs: Please report any loose dogs to Security and/or call the Clatsop County Animal Control (503-861-7387).

Sex: This remains a personal matter and not the subject of the *Breeze*, but it is a well-known tool for tempting readers.





Thank You

A big thank you to all the dog owners who clean up after their dogs. Everyone who uses our narrow roadways, including: pedestrians, joggers, bicyclists, power walkers, etc. appreciate your efforts. Often times we find ourselves on the edges of the roads as motorists pass where unfortunate surprises can be hiding.

Report Hunting in Surf Pines

During hunting season, remember that hunting of any kind is prohibited in Surf Pines. Any hunting should be reported to John Gates (503-298-7911), the security manager, who reports the hunting, in turn, to the Oregon State Police, the Oregon Department of Fish and Wildlife, and the Surf Pines Board. Do not confront a hunter. Do not endanger yourself. But do get as complete a description as possible of the hunter and the occurrence of hunting, including time and place.



Surf Pines Volunteers: Greater Value Than the Bureau of Labor Credits

Surf Pines greatly benefits from the work of volunteer committees, activities, as well as multiple work parties. Surf Pines Association Board members, committee members and work parties all volunteer their time and dedicate hours to improve our community. The Community Relations Committee has sponsored a fund raiser to benefit the Clatsop County Food Bank.

Communities, organizations, and businesses benefit from volunteers who donate their time and expertise. The Bureau of Labor Statistics calculated the monetary value of volunteer time in 2010 as \$21.36 an hour. There is certainly a financial benefit of volunteers. Beyond that, volunteering offers a way to share time with neighbors. Our volunteers reveal a level of commitment from year-round and part-time residents that makes Surf Pines more than a neighborhood.

If you are interested in serving on a committee, special event, or Roads and Grounds work party, contact information for the members who serve as Committee Chairs are listed on the back page of the *Breeze*. Meeting times are determined by the committee members and are flexible based on participating member's schedules.



Administrator Comments

by Patrick Wingard



It has been six months since I took over for Dan Bartlett as Administrator for the Surf Pines Association. During this time, I have had the distinct pleasure of working with the Board of Directors, its Committees, and many Association Members on a variety of important and exciting projects in and around Surf Pines.

Applying the knowledge and skills that I obtained during my previous employment as Planning Director for the City of Warrenton ('00-'05), Principal Planner for Clatsop County ('05-'09), and now as the Owner/Principal of Wingard Planning & Development Services ('09 to present), I have "hit the ground running" to put my north coast land use planning experience to immediate good use for the Association. As we all know so well, Surf Pines is a very special place to live, work and play. In every aspect of my duties as Administrator, I will work hard to add value to the Association and to continually improve livability for owners, residents and guests.

I am currently in the process of developing several new maps for Surf Pines that will include a tsunami evacuation map for Surf Pines/Sunset Beach, an updated walking/hiking trail map and neighborhood/parcel maps. Look for these new maps to be printed in upcoming publications of The Breeze and to be included in the next edition of the Surf Pines Association Owners' Guide. Full-size color versions of the maps will also be made available to members through the Security House office located at 33317 Surf Pines Lane. I would also be happy to mail or email (in .pdf format) the maps to any member, upon request.



In closing, I am pleased to introduce to the Association, Debbie Eddy, Bookkeeper. Ms. Eddy took over for Susan Wood as the Association Bookkeeper in June of this year and has quickly become an invaluable member of the Surf Pines team. Ms. Eddy writes:

I feel fortunate to be a part of the Surf Pines Community operations and look forward to a long relationship providing my neighbors with bookkeeping services. I came to the Oregon Coast in 1979 and began my career in banking. After nearly a decade in the banking industry, I moved into the world of record keeping. It has been a rewarding endeavor.

Welcome aboard, Debbie!

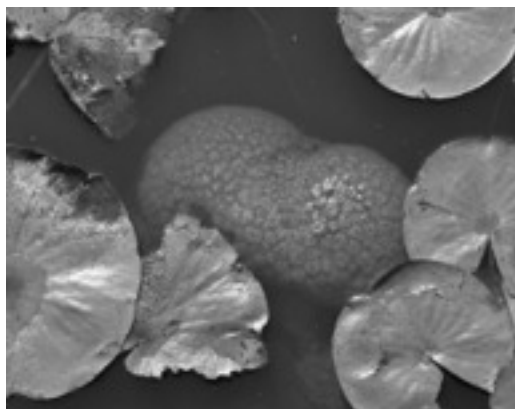
If you would like to contact me or Debbie for any reason, please do not hesitate. *(contact information on back page)*



The Roads and Grounds Committee has placed this new picnic table at the boat ramp and two more at the park.

Pectinatella Magnifica

by Greg Hutzell

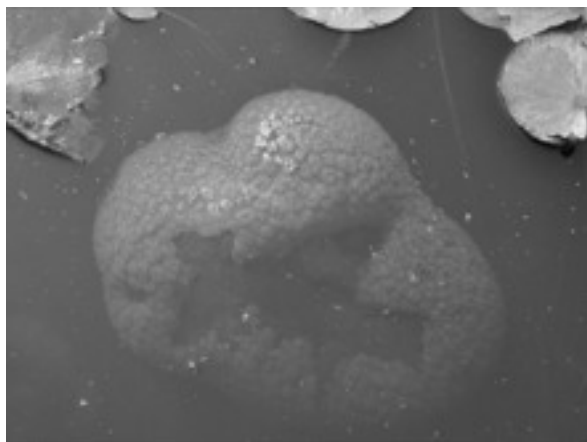


It is not often the words “alien life form” have applicable use in my everyday thoughts, except if I was attempting to be funny in describing a distant relative or the changes in someone’s teenager. The use seemed appropriate when I recently peered off our dock into the waters of Sunset Lake. What I saw in the shallow water were various sized orbs, some as large as basketballs. Several were attached to the stalks of lily pads, while others clung to the dock supports and they had no visible movement to them.

They appeared to be clusters of some kind, but different from clusters of frog eggs. Their surface was a pattern of repetitive geometric shapes, almost coral like. Each was seemingly identical to the next and about the size of a dime. The volleyball sized mass felt

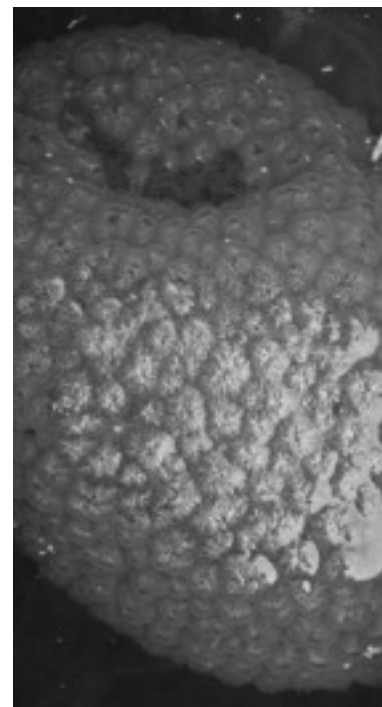
slimy and firm. It moved under the pressure of my hand. When picked up, it was heavy and held its shape. In the dime-shaped patterns on the surface, there appeared to be small fern like structures. Exploring beneath the surface revealed a gelatinous material that was absolutely clear, firm and easily cut into sections.

I wondered what could this be, this alien life form, and why were there so many growing in Sunset Lake. Possibly, an invasion of an alien culture and these were their eggs. I thought that perhaps I should call George Noory and his Coast to Coast radio show audiences to inform them. Like most strange things, this one had a simple explanation.



The gelatinous balls are the creation of a clever creature called a moss animal or collectively bryozoans. Of the 4000 species, about fifty are found in fresh water and are native to the U.S. They are common in healthy ponds and lakes throughout the U.S. It’s nice to know the moss animals find Sunset Lake to their liking.

The balls are in fact a colony of individual moss animals and when the water becomes warm enough (62–68°F) they begin to replicate and multiply themselves around the secretion of the clear gel, which forms their center. As they multiply, because each animal can reproduce itself, the ball grows. The ball structure allows each animal equal access to the water, which it needs for feeding. The gel is 99% water and turns out to be a very clever structure for the benefit of the colony. The fern like structures are actually tentacles that are used to filter the water for desired nutrients. They appear in the lake in late August through early October because they need the warmer water to develop and grow. Another mystery of the deep explained and another example of the uniqueness nature provides both in form and function. For a time it was fun to ponder the possibilities of an alien life form inhabiting the mysterious waters of Sunset Lake. Oh, and George Noory, never mind.



Presidents Comments *(continued from front page)*

After the annual meeting in August the board elected me President with the understanding that I wanted to make some changes to the previous year's board policies. With consensus agreement we decided to hold our board meetings quarterly and our first meeting would be on November 7th. We also decided that each board member would become a member of one of our committees. The board member would be a voting member but would not be the Chair.



The committee chairs have agreed to the following assignments. Burr Allegaert. will be a member of Security, Norm Tutton will be a member of Roads and Grounds, Clark Powers will be a member of the newly formed Vacation Rentals and Norma Keverer a member of Community Relations. All committee meetings are open to all members interested in attending.

Hopefully you have noticed the activity around the security house, meeting house and south gate where we have started the landscaping project. Norma Keverer put this project out for bid which the new board approved and budgeted for in this fiscal year. Thank you Norma for all of your help.

For any of you that will be heading south this winter, don't forget to let John Gates know (contact information on back page) and make sure your contact information is up to date. It's time to prepare for the colder weather, let's all be safe this winter.

Vacation Rentals *(continued from front page)*

The SPVRC will review different community solutions as well as the rules and regulations of Clatsop County. It will also review the Rules for Renters document that was created this past year by the Surf Pines Safety and Security Committee. That committee took on the job of creating a Rules for Renters document to be used as an information sheet in the homes that are rented out to vacationers. It covers some basic items of importance to those vacationing in our community such as the 25 mph speed limit, beach path locations, dog etiquette, no hunting or shooting, noise, garbage, trespassing, etc.

A primary goal of the new committee is to find balance between the quiet, peaceful and secure nature of our neighborhood and the needs and desires of those owners who use their properties as short term vacation rentals. The committee members are representative of the differing views regarding this issue: Ron Calvert, Jim Cooper, Susan Holloway, Linda Keizer, O.T. Millsap, Judi Stewart, Clarke Powers (Board liaison), and John Gates (Security).

Community, Community, Community....



Gene Keverer



Terry and Joanne Ramseth



Lucia Fleming

Summer, Fall, and Winter

by Katie Weber



The annual garage sale was July 2nd. Many of the twenty-six homes that participated sold over \$1,000 worth of treasures. The July 4th Picnic brought 104 neighbors together. This year we supplied home made ice cream.

September 17, we held a Tsunami Awareness Wine Tasting party. Susan Holloway and Charlie Rule hosted. Patrick Wingard, SPA administrator, presented information about Surf Pines, tsunamis, risk factors and planning for disasters. Patrick created a color-coded map for routes to high ground. This map provides guidance for homeowners in Surf Pines since the evacuation maps provided by the county omit details for Surf Pines. Our neighbor, Bob Knutsen of Knutsen Insurance contributed packets regarding homeowners insurance. He encourages homeowners to inquire with their insurance companies for the coverage you need. Brochures and maps from Bob and Patrick are available at the Security House Office. Thank you to our hosts Susan and Charlie for a great evening!



Norma dishes it out to Tom Wilcox

The next event will be our Holiday Party, Dec. 10 (6–9 p.m.) at Bonny Groshong's home, 89012 Ocean Drive. We provide the turkey, ham, and salmon and non-alcoholic beverages. Bring a side dish and any wine you would like to share for this festive and casual event.



Lisa Whisler, Debra Hall



Davis Wingard



John Gates, Mark Whisler, Carol Gates



Maryanne Bay, Susan Holloway



Gloria Mighell



Brian Radditz



Slow Down for Safety: Children and School Buses

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School buses are once again picking up and dropping off children in Surf Pines. Please keep in mind as you navigate your cars and trucks on our narrow roads that there are sleepy children waiting on the dark edges. There will be the occasional ones running late for the bus in the morning and excited ones running for home in the afternoons. The speed limit in Surf Pines is 25 MPH and supports safety for all who share the roads.



Surf Pines Association

Board

President	Brian Radditz	33250 Silverspot Lane	861-0190	bradditz@yahoo.com
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Director	Burr Allegaert	89332 Manion Dr	738-7717	burr@theoregonshores.com

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Bookkeeper	Debbie Eddy		717-2535	debeddy0425@msn.com
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The Surf Pines Breeze is a quarterly publication of The Surf Pines Association
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